

# **BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - JUNE 2025**

FISCAL YEAR 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

***Belmont Lakes Community Development District***

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***JPWard & Associates, LLC***

**2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308**

**Belmont Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending June 30, 2025**

	Funds	Account Groups	Totals (Memorandum Only)
	General Fund	General Fixed Assets	
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 62,395	\$ -	\$ 62,395
Due from Other Funds			
Accrued Interest Receivable	-	-	-
Accounts Receivable	-	-	-
Prepaid Expenses/Deposits	-	-	-
Investment in General Fixed Assets (net of depreciation)	-	279,448	279,448
Total Assets	\$ 62,395	\$ 279,448	\$ 341,843
Liabilities			
Accounts Payable	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-
Total Liabilities	\$ -	\$ -	\$ -
Fund Equity and Other Credits			
Investment in General Fixed Assets	-	279,448	279,448
Fund Balance			
Reserved			
Beginning: October 1, 2024 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
Unreserved			
Beginning: October 1, 2024 (Unaudited)	113,942	-	113,942
Results from Current Operations	(51,548)	-	(51,548)
Total Fund Equity and Other Credits	\$ 62,394	\$ 279,448	\$ 341,843
Total Liabilities, Fund Equity and Other Credits	\$ 62,394	\$ 279,448	\$ 341,843

**Belmont Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2025**

Description	October	November	December	January	February	March	April	May	June	Total	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,108	0%
Interest												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>												
Special Assessments - Uniform Method	61	53,343	108,392	22,017	1,305	10,517	15,024	-	-	210,660	227,651	93%
<b>Other Income</b>	-	-	-	-	-	-	-	-	-	-	700	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 61</b>	<b>\$ 53,343</b>	<b>\$ 108,392</b>	<b>\$ 22,017</b>	<b>\$ 1,305</b>	<b>\$ 10,517</b>	<b>\$ 15,024</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 210,660</b>	<b>\$ 295,459</b>	<b>71%</b>
<b>Expenditures and Other Uses</b>												
<b>Legislative</b>												
Board of Supervisors' Fees	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Executive</b>												
Professional Management	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	9,375	\$ 12,500	75%
<b>Financial and Administrative</b>												
Audit Services	-	-	1,000	3,000	-	-	-	-	-	4,000	4,000	100%
<b>Other Contractual Services</b>												
Legal Advertising	-	-	635	-	-	-	-	-	1,388	2,023	1,450	140%
Property Appraiser & Tax Collector Fees	-	-	400	-	-	-	-	-	-	400	4,300	9%
Bank Service Fees	140	-	-	-	-	-	-	-	-	140	-	0%
<b>Communications &amp; Freight Services</b>												
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	200	0%
<b>Rentals and Leases</b>												
Meeting Room Rental	-	-	-	-	103	-	-	-	69	172	100	172%
Computer Services (Web Site)	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Insurance</b>	12,985	-	-	-	-	-	-	-	-	12,985	12,985	100%
<b>Subscription and Memberships</b>	-	175	-	-	-	-	-	-	-	175	175	100%
<b>Printing and Binding</b>	-	-	247	-	-	-	40	-	-	287	-	0%
<b>Legal Services</b>												
Legal - General Counsel	-	-	-	-	-	-	-	-	1,388	1,388	-	0%
<b>Other General Government Services</b>												
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Public Safety (Guardhouse &amp; Gates)</b>												
Utility Services												
Electric												
Electric - Guardhouse	56	50	48	76	83	70	-	148	88	619	631	98%
Electric - Street Lights	457	-	914	483	-	486	971	486	-	3,796	5,522	69%
Electric - Gate	32	32	32	35	38	34	33	34	33	302	369	82%

**Belmont Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2025**

Description	October	November	December	January	February	March	April	May	June	Total	Total Annual Budget	% of Budget
Telephone/Internet	-	-	253	133	143	129	129	257	129	1,171	1,740	67%
Entrance Gates												
Monitoring	1,744	1,744	1,744	1,744	1,834	1,744	597	1,744	1,744	14,635	22,727	64%
Repairs - Gates/Poles	90	-	405	90	246	180	-	-	490	1,501	2,500	60%
Gate - Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	0%
Guardhouse												
Cleaning	-	-	-	-	-	-	-	-	-	-	1,950	0%
Repairs	461	-	1,238	-	-	-	-	-	-	1,699	5,700	30%
Roadway												
Curbs/Gutters-Pressure Cleaning	-	-	-	1,285	-	-	1,285	-	-	2,570	5,625	46%
Miscellaneous	-	-	-	-	-	876	-	-	-	876	500	175%
Capital Outlay												
Guardhouse Painting	-	4,882	-	-	-	-	-	-	-	4,882	-	0%
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>												
Repairs and Maintenance												
Aquatic Weed Control - Community	-	602	301	-	650	325	650	325	325	3,178	3,588	89%
Aquatic Weed Control - 14th Street	-	-	-	-	1,475	225	450	225	225	2,600	2,700	96%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	0%
Structures, Catch Basins & Outfalls	-	-	-	-	-	-	-	-	-	-	-	0%
Gate Replacement - 14th Street	2,900	-	-	-	-	-	-	-	-	2,900	2,900	100%
Miscellaneous	-	-	-	-	-	-	84	-	-	84	-	0%
<b>Tennis Courts/Pickelball Courts</b>												
Repairs and Maintenance												
Pressure Washing	-	1,285	-	-	-	-	-	-	-	1,285	2,500	51%
Miscellaneous Repairs & Maintenance	-	-	-	-	-	-	304	-	-	304	-	0%
Capital Outlay												
Resurfacing Tennis to Pickelball Courts	18,750	-	7,942	-	68	-	-	-	-	26,760	25,000	107%
<b>Landscaping and Hardscape Maintenance</b>												
Utility Services												
Electric												
Electric - Pumps	143	83	68	104	160	175	171	137	109	1,150	1,255	92%
Repairs and Maintenance												
Landscaping												
Landscape Maintenance	2,475	-	1,650	-	9,450	7,687	7,500	7,500	7,895	44,157	26,000	170%
Landscape Trimming	1,000	-	1,000	-	-	-	-	-	-	2,000	12,000	17%
Tree Trimming	-	-	-	-	-	-	-	-	-	-	20,000	0%
Landscape Replacements	-	-	-	-	-	-	-	-	-	-	-	0%

**Belmont Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2025**

Description	October	November	December	January	February	March	April	May	June	Total	Total Annual Budget	% of Budget
Mulch Installation	-	-	-	-	-	-	-	-	-	-	13,680	0%
Annuaals	625	-	-	-	-	-	-	-	-	625	1,250	50%
Irrigation System	-	-	3,350	935	-	-	-	-	-	4,285	1,200	357%
Annual Holiday Lights	-	-	-	-	2,765	-	-	-	-	2,765	4,500	61%
Fertilization	863	-	-	-	-	-	-	-	-	863	3,450	25%
Capital Outlay												
Landscaping Renovations	-	-	102,100	-	-	-	-	4,155	-	106,255	63,356	168%
Fencing Renovations	-	-	-	-	-	-	-	-	-	-	20,000	0%
<b>Other Fees and Charges</b>												
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	-	-	-	-	-	-	-	-	9,106	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 43,761</b>	<b>\$ 9,894</b>	<b>\$ 124,367</b>	<b>\$ 8,926</b>	<b>\$ 18,056</b>	<b>\$ 12,971</b>	<b>\$ 13,256</b>	<b>\$ 16,052</b>	<b>\$ 14,924</b>	<b>\$ 262,208</b>	<b>\$ 295,459</b>	<b>89%</b>
Net Increase/ (Decrease) in Fund Balance	(43,700)	43,449	(15,975)	13,090	(16,751)	(2,453)	1,768	(16,052)	(14,924)	(51,548)		
Fund Balance - Beginning	113,942	70,242	113,691	97,716	110,807	94,056	91,603	93,371	77,318	113,942		
<b>Fund Balance - Ending</b>	<b>\$ 70,242</b>	<b>\$ 113,691</b>	<b>\$ 97,716</b>	<b>\$ 110,807</b>	<b>\$ 94,056</b>	<b>\$ 91,603</b>	<b>\$ 93,371</b>	<b>\$ 77,318</b>	<b>\$ 62,395</b>	<b>\$ 62,394</b>	<b>\$ -</b>	